



**BOWDEN
BRADLEY**

121 Woodford Avenue, Ilford

Ilford

Guide Price £750,000 - £800,000



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Ilford

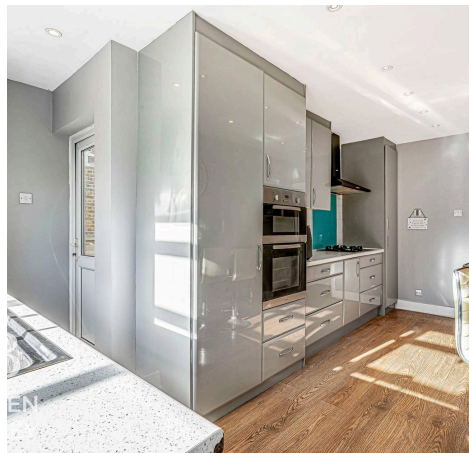
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Guide Price £750,000 - £800,000
- Impressive Five-Bedroom Semi-Detached Family Home
- Private Garage & Off-Street Parking
- Spacious Through Lounge & Dining Area
- Desirable South-Facing Rear Garden
- Excellent Potential for Further Extension (STPP)
- Versatile & Generously Proportioned Accommodation
- Beautifully Presented & Maintained Throughout
- Conveniently Located Close to Gants Hill Central Line Station





Living Room
15' 9" x 13' 3" (4.80m x 4.05m)

Dining Room
16' 1" x 11' 3" (4.90m x 3.44m)

Kitchen
17' 8" x 8' 0" (5.38m x 2.44m)

Bedroom
16' 3" x 8' 0" (4.95m x 2.44m)

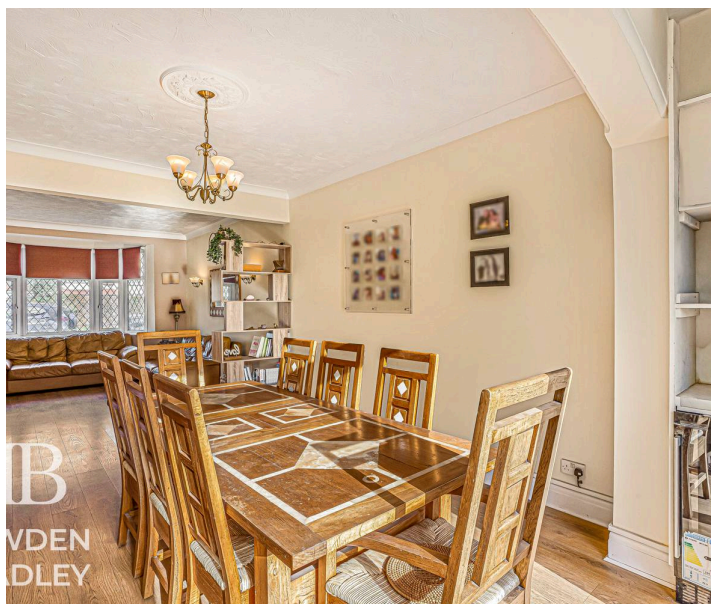
Bedroom
15' 7" x 11' 8" (4.74m x 3.55m)

Bedroom
12' 9" x 11' 8" (3.89m x 3.56m)

Bedroom
16' 3" x 8' 2" (4.95m x 2.49m)

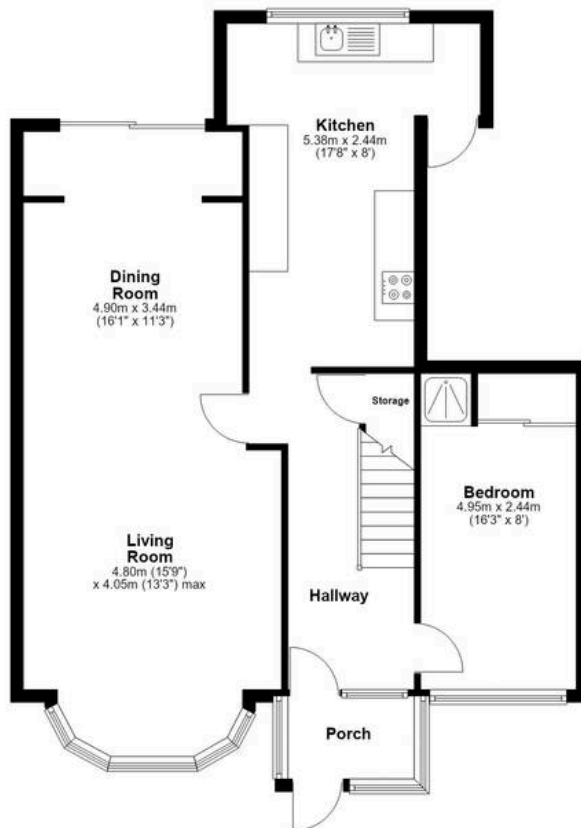
Bathroom
9' 7" x 8' 6" (2.92m x 2.59m)

Bedroom
10' 5" x 8' 6" (3.18m x 2.59m)

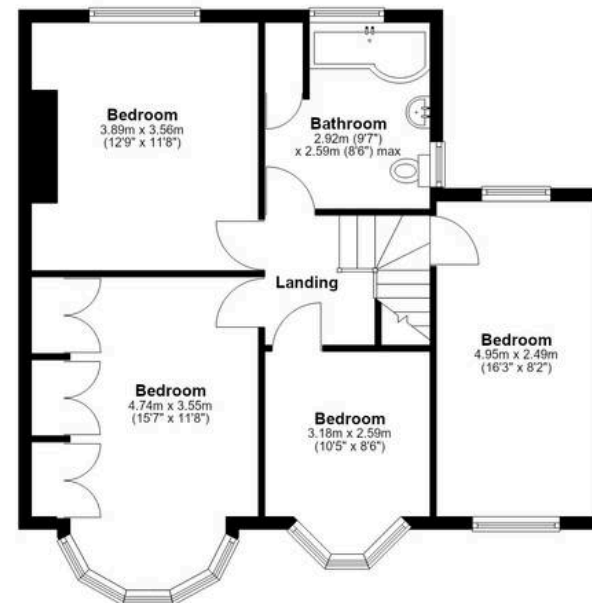




Ground Floor
Approx. 87.1 sq. metres (937.3 sq. feet)



First Floor
Approx. 64.1 sq. metres (689.8 sq. feet)



Total area: approx. 151.2 sq. metres (1627.1 sq. feet)



Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

02080593593 • info@bowdenbradley.co.uk • bowdenbradley.co.uk/